



Charter Street, Chatham, ME4 5RY
Guide price £200,000 Freehold

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IN NEED OF REFURBISHMENT - The Homes Group are delighted to present to the market this vacant three-bedroom family home. Set in the popular area of Chatham, close to the Station and town centre, and good road links to the Medway tunnel and the A2/M2, this house would make the ideal first purchase or Buy-to-Let investment property.

Benefits include: Three bedrooms, two separate reception rooms, fitted kitchen, bathroom with white suite, double glazing, central heating, and 35' rear garden with lawn.

Offered VACANT with NO FORWARD CHAIN.

Hallway

Lounge

10'2 x 9'9 (3.10m x 2.97m)

Dining room

12'4 x 9'11 (3.76m x 3.02m)

Kitchen

9'11 x 6'4 (3.02m x 1.93m)

Rear lobby

Bathroom

6'6 x 6'6 (1.98m x 1.98m)

Landing

Bedroom one

13'0 x 9'7 (3.96m x 2.92m)

Bedroom two

12'6 x 7'6 (3.81m x 2.29m)

Bedroom three

9'10 x 6'3 (3.00m x 1.91m)

Rear garden

35' x 12' (10.67m x 3.66m)

Tenure: FREEHOLD

Council tax: BAND B





Ground Floor
Approx. 39.2 sq. metres (421.5 sq. feet)



First Floor
Approx. 33.3 sq. metres (358.7 sq. feet)



Total area: approx. 72.5 sq. metres (780.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		62	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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